



Oakland City Planning Commission

MINUTES

Natalie Sandoval, Vice-Chair
Maurice Robb
Josie Ahrens
Alex Randolph
Owen Li

July 16, 2025
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Secretary Payne

Motion by Comm. Robb for Comm. Ahrens to be a Chair Pro-Temp.

Seconded by Comm. Randolph

Action: 4 Ayes, 0 Nays

WELCOME BY THE CHAIR: Chair Pro-Temp Ahrens

ROLL CALL: Haneefah Rasheed

Commissioners Present: Maurice Robb, Josie Ahrens, Alex Randolph, Owen Li

Commissioner(s) Absent: Natalie Sandoval

Staff Present: Catherine Payne, Haneefah Rasheed, Heather Klein, Edward Manasse, William Gilchrist, Michael Branson

COMMISSION BUSINESS

- **Agenda Discussion:**
 - **Applicant John Kevlin** requested for the Commissioners to continue Item #2, 1205 Franklin St., on the July 16, 2025, agenda to a date certain of September 10, 2025.
 - **Motion by Comm Randolph** to continue Item #2, 1205 Franklin St., on the July 16, 2025, agenda to a date certain of September 17, 2025.
 - **Seconded by Comm. Robb**
 - **Action:** 4 Ayes, 0 Nays
- **Director's Report:** **Director Gilchrist** provided an update.
- **Informational Reports:** #1 - SB35 Project at 7954 MacArthur Boulevard
 - Case file #ZP250017
 - Heather Klein introduced the item.
 - Applicant Timothy Monroe provided verbal and visual presentation of the item.

- Steven Kodama, Architect of Project, responded to Commissioners' questions.
- **Committee Reports:** Chair Pro-Temp Ahrens provided a summary of the June 25, 2025, Zoning Update Committee meeting.
- **Commission Matters: Chair Pro-Temp Ahrens and Comm. Randolph** requested for staff to report back on what happened after entitlement, what is the rate of build from entitled projects, and to provide more information over time. Furthermore, to request for consideration of and more understanding about non-deed restricted units and how they might be included in the Regional Housing Needs Allocation (RHNA) in the future as other communities do, such as Berkeley, Antioch, Brentwood, and Oakley.
- **City Attorney's Report: Deputy City Attorney Michael Branson** stated that there was no report, but he provided comments.

● OPEN FORUM:

At this time members of the public may speak on any item of interest within the Commission's jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six (6) or less speakers on an item, and one minute or less if there are more than six (6) speakers.

Public Speaker(s): None

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a "straw" vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision.

Continued from the July 16, 2025, agenda to a date certain of September 17, 2025, Planning Commission meeting

#2	Location:	1205 Franklin Street (406 12th Street) - Note: Located in the Black Arts Movement and Business District per Resolution 85958 but not in the adopted Black Arts Movement and Business District Arts and Culture Combining Zone.
	Assessor's Parcel Number(s):	002 005100400
	Proposal:	Convert the 2 nd and 3 rd floor office spaces.

Applicant:	John Kevlin c/o Reuben, Junius & Rose, LLP
Contact Person/ Phone Number:	John Kevlin / (415) 567-9000
Owner:	TC I 1205 Franklin, LLC
Case File Number:	PLN25051
Planning Permits Required:	Major Variance to allow a Self- or Mini-Storage Industrial Activity
General Plan:	Central Business District
Zoning:	Downtown District General Commercial Zone (D-DT-C)
Proposed Environmental Determination:	State CEQA Guidelines Section 15270: Projects which are disapproved.
Historic Status:	Pantages-Hippodrome Theatre Building/Tribune Press Building; Potentially Designated Historic Property; OCHS Rating Dc1+; Downtown Historic API Contributor; National Register Downtown Historic District Contributor; and determined eligible for the National Register as a Downtown Historic District Contributor.
City Council District:	2
Finality of Decision:	Appealable to City Council within 10 days.
For Further Information:	Contact Case Planner Heather Klein at (510)238-3659 or hklein@oaklandca.gov

If you wish to be notified on the decision of an agenda item, please contact the case planner for the specific agenda item.

Public Speakers: n/a

APPEALS

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following the testimony, the Commission will vote on the staff report and recommendation. If the Commission reverses/overturns the staff decision and no alternate findings for decisions have been prepared, then the vote on the matter will be considered a “straw” vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision. Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to

challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

- **COMMISSION BUSINESS**

- Approval of Minutes

Date: June 18, 2025

Motion to approve: Comm. Li

Seconded by: Comm. Robb

Action: 4 Ayes, 0 Nays

- Correspondence: None
- City Council Actions: Secretary Payne and Attorney Branson provided a summary of the July 17, 2025, City Council Actions regarding Accessory Dwelling Unit (ADU) and Omnibus Planning Code regulations.

- **ADJOURNMENT** Chair Pro-Temp Ahrens at 3:49 pm



CATHERINE PAYNE

Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: September 10, 2025